

FOR SALE/LEASE

15,472 SF FREESTANDING FLEX BUILDING

OAK RIDGE BUSINESS CENTER III - 2320 COUSTEAU CT. VISTA, CA 92081



TENANT INCENTIVE - PROMOTION RATE:

\$0.99 NNN - YEAR 1
\$1.25 NNN - YEAR 2
\$1.35 NNN - YEAR 3
(MIN 5-YEAR LEASE)

BROKER BONUS:

\$7,500

EXTENSIVE BUILDING RENOVATIONS COMPLETED



SUBJECT PROPERTY

2320 Cousteau Ct.

BROKER CONTACTS

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AT A GLANCE

PROPERTY HIGHLIGHTS



15,472 Square Feet
Single Tenant Building



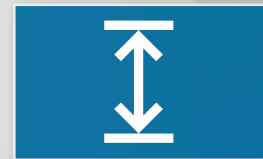
Improved Area
Approx. 7,000 SF (45%)



Warehouse Footprint
Approx. 8,472 SF (55%)



Heavy Power
800 Amps 277/480V
Tenant to Verify



Clear Height
22' Minimum



Grade Level Loading
Two (2) Grade Level Doors



Excellent Parking
50 Stalls (3.23/1,000 SF)



Sprinkler System
Fire Sprinklers

**Sycamore Ave
(25,000 VPD)**

**SUBJECT PROPERTY
2320 Cousteau Ct.**

**S Melrose Ave
(34,000 VPD)**

Cousteau Ct.



PREMISES OVERVIEW

BROKER BONUS:

\$7,500

STREET ADDRESS: 2320 Cousteau Ct, Vista, CA

BUSINESS PARK: Oak Ridge Business Center III

TOTAL SQUARE FEET: 15,472 Square Feet

IMPROVED AREA: Approx. 7,000 SF (45%)

WAREHOUSE AREA: Approx. 8,472 SF (55%)

LOT SIZE: 1.14 Acres

LOADING: Two (2) Grade Level Doors

POWER: 800 amps - 277/480 V Power

YEAR BUILT/RENOVATED: Constructed in 1999/2025

CLEAR HEIGHT: 22' Minimum

PARKING RATIO: 3.23/1000 SF - 50 Stalls

ZONING: RLI -SPI

SPRINKLER SYSTEM: Fire Sprinkler

AVAILABILITY: Immediately

LEASE RATE:
\$0.99 NNN - Year 1
\$1.25 NNN - Year 2
\$1.35 NNN - Year 3
(MIN 5-YEAR LEASE)

SALE PRICE: \$5,028,000 (\$325/SF)

Call Brokers to Schedule Showing





Palomar Airport Rd

M2 Ingredients

The Home Depot

DDH Enterprise

Solatube Home

Solatube Home

Plum Paper

Cousteau Ct.

SUBJECT PROPERTY
2320 Cousteau Ct.

Premier Crossing
Medical Buildings

S Melrose Ave
(34,000 VPD)

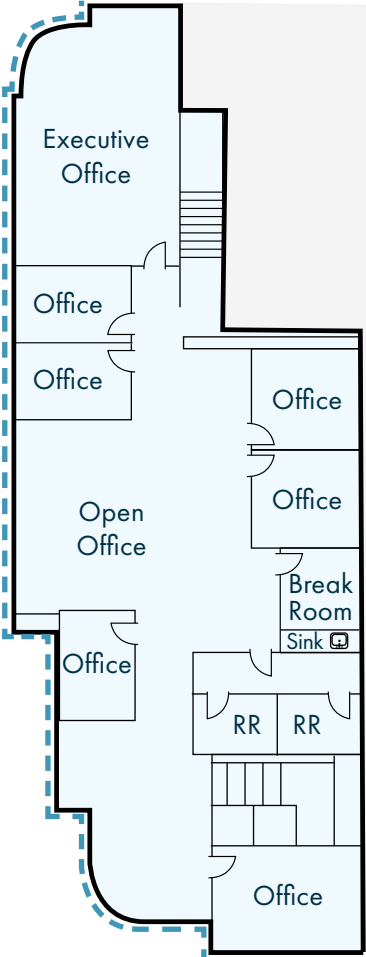
SITE AERIAL

AERIAL PHOTOS

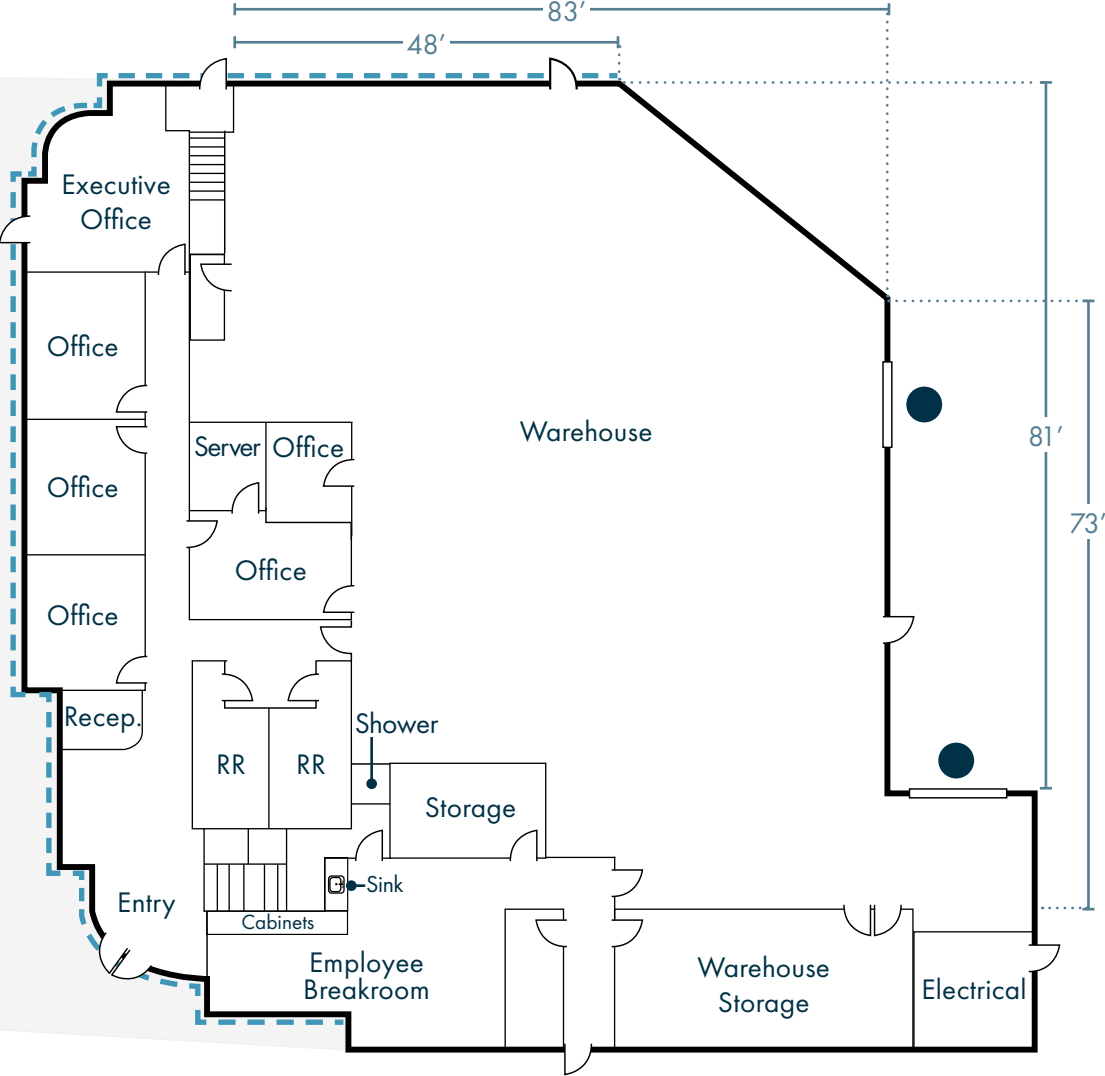


FLOOR PLAN

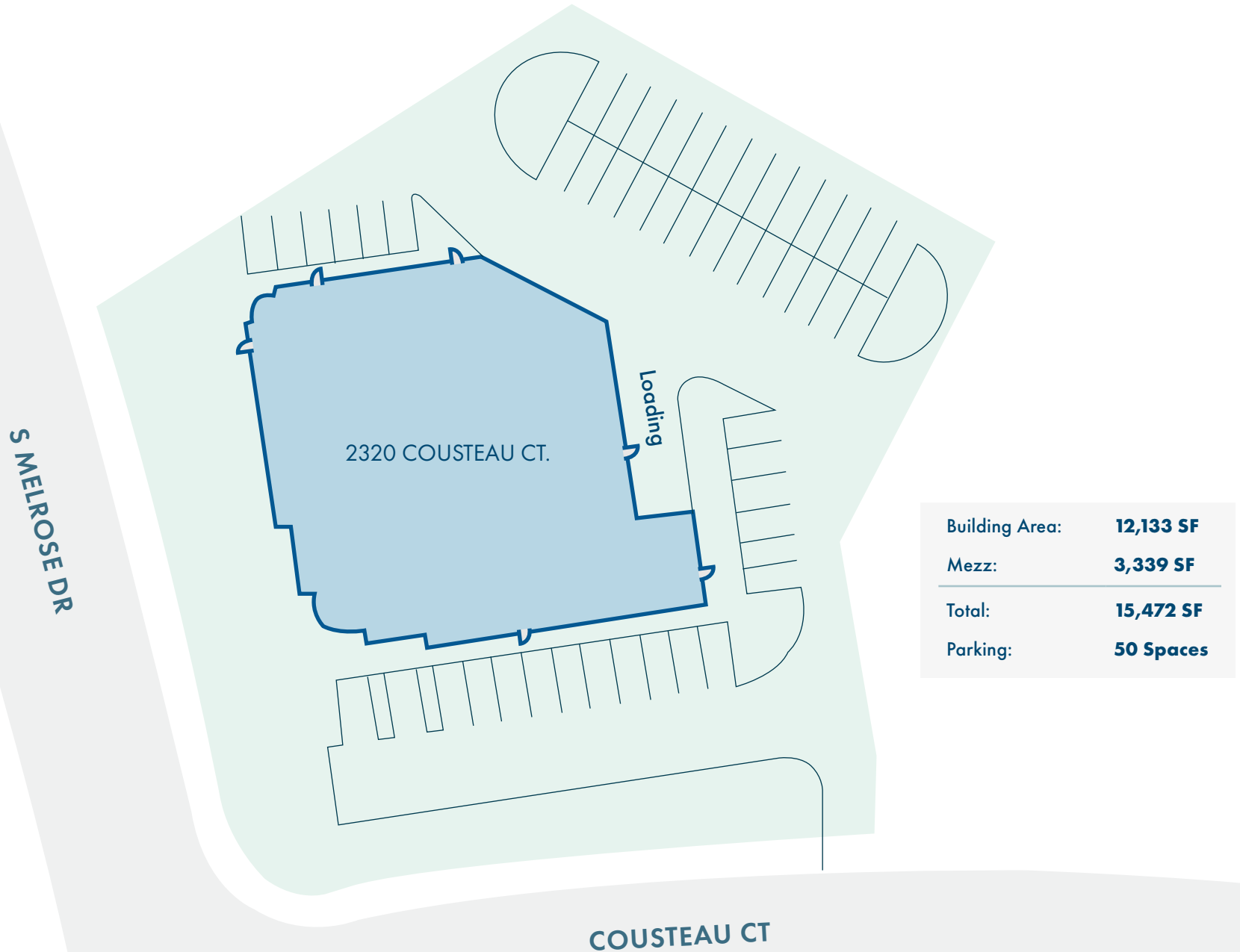
SECOND FLOOR
3,339 SF



FIRST FLOOR
12,133 SF



SITE PLAN

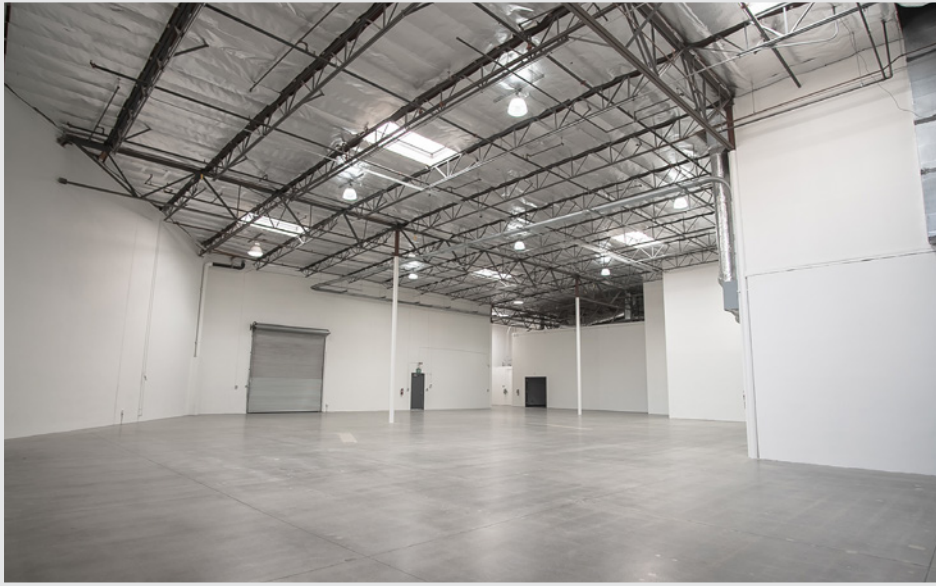




OFFICE PHOTOS



WAREHOUSE PHOTOS



EXTERIOR PHOTOS



NEW BUILDING IMPROVEMENTS

THE BUILDING HAS UNDERGONE SIGNIFICANT RECENT INTERIOR & EXTERIOR IMPROVEMENTS.

- Exterior upgrades include fresh paint, a newly slurried and striped parking lot, enhanced landscaping, and a new roof coating.
- Interior renovations feature upgraded restrooms and breakrooms, high-efficiency lighting throughout the office and warehouse, new office flooring with a mix of carpet, LVP, and polished concrete flooring, fresh paint throughout, an upgraded drop ceiling, polished and sealed warehouse concrete floors, and upgraded warehouse insulation.

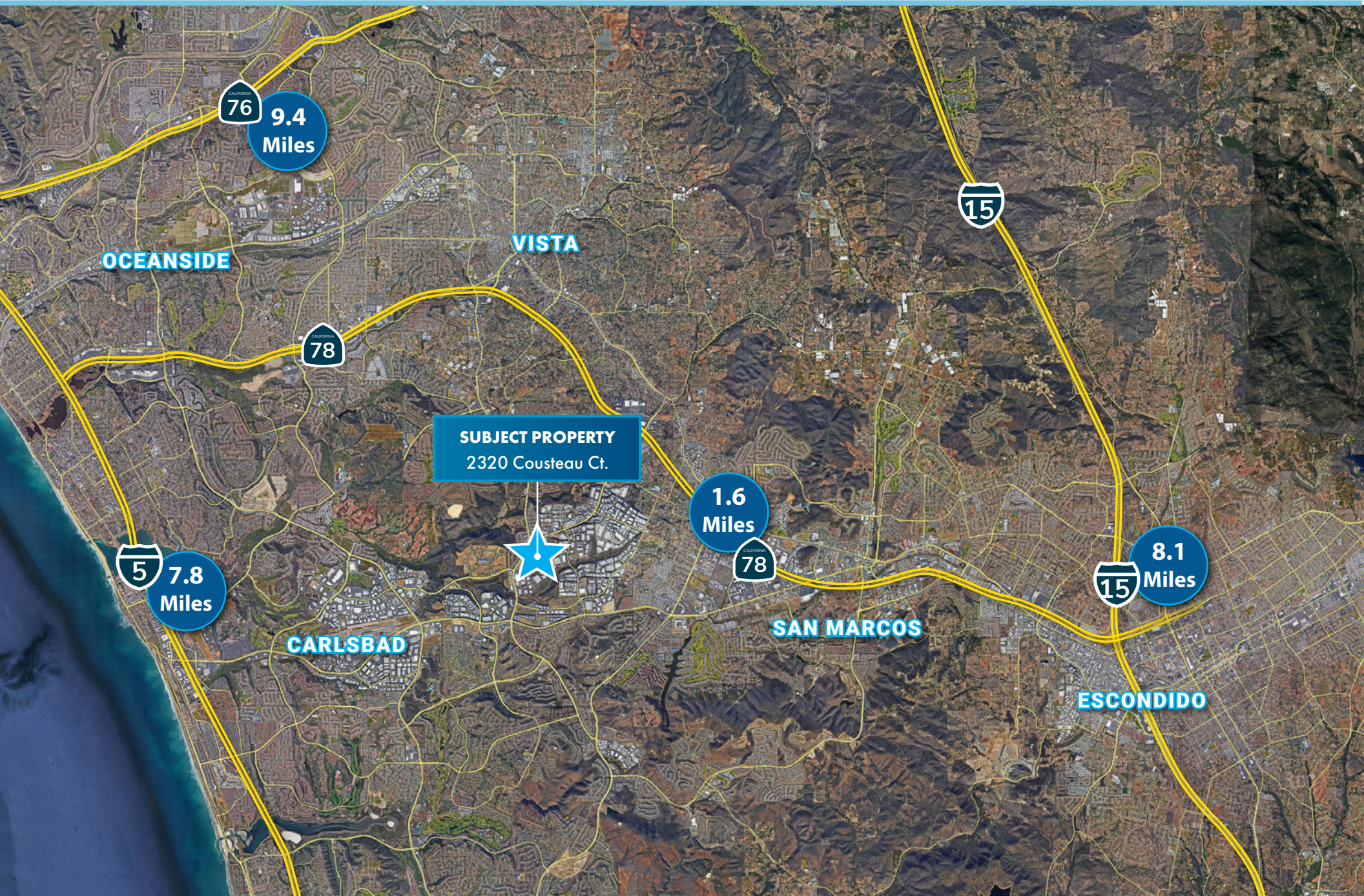


CORPORATE NEIGHBORS AERIAL



1	ACUSHNET COMPANY	6		11	BROWN SAFE	16		21	WINNERS ONLY	26	HME	31	BREG
2	DDH ENTERPRISE, INC.	7	JW JEWELLERS	12	DIG water matters	17	ACCLUTEK	22	AQUA LUNG	27	PODS	32	OPTUMRX
3	DTD Diversified Tool & Die	8	DART AEROSPACE	13	KILLION INDUSTRIAL, INC.	18	US FOODS	23	THE HOME DEPOT	28	MERCK	33	amazon
4	P2Q PICKUP	9	CAPTEK	14	BIOFILM, INC.	19	Watkins Wellness	24	FLUIDRA	29	IONIS	34	glanbia
5	EMI	10	STONE BREWING CO.	15	amazon	20	DR. BONNER'S ALL-ONE!	25	UNITE	30	CISCO		

LOCATION MAP



2320 COUSTEAU CT.

Vista, CA 92081

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